



**St Helena
Government**

**Ms Anthea Moyce
Assistant Secretary (Clerk of Councils)
Corporate Support
The Castle, Jamestown**

**Ref: 2019/16
Date: 13/5/2019**

Dear Ms Moyce,

Land Planning and Development Control Ordinance 2013: Application No. 2019/16

RECOMMENDATIONS and COMMENTS BY THE LAND DEVELOPMENT CONTROL AUTHORITY TO GOVERNOR-IN-COUNCIL pursuant to Section 23(3) of the Land Planning and Development Control Ordinance, 2013

The Land Development Control Authority (LDCA) considered Application No 2019/16 on the 1st of May 2019, and under Section 23(3) of the Land Planning and Development Control Ordinance, 2013, the LDCA hereby recommend that the Governor-in-Council **GRANT FULL DEVELOPMENT PERMISSION for the Conversion of the Freight Terminal into Marine Offices, Lab and Marine Visitor Centre, Jamestown**, subject to the following **CONDITIONS**:

- 1) This **permission will lapse** and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.
Reason: Required by Section 31(2) of the Land Planning and Development Control Ordinance, 2013.
- 2) This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing.
Reason: To ensure development is carried out in accordance with the Building Control Ordinance, 2013.
- 3) The development shall be **implemented in accordance with the details** specified on the Application Form; Site Layout, Floor & Elevation Plans as stamped and approved by the Chief Planning Officer, on behalf of the Land Development Control Authority, subject to the Condition of this Decision Notice and unless the prior written approval of is obtained for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.

Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.

- 4) The development shall be **implemented in accordance with the details** specified in **the Justification** and **Design & Access Statement** as stamped and approved by the Chief Planning Officer, on behalf of the Land Development Control Authority, subject to the Condition of this Decision Notice and unless the prior written approval is obtained for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.

Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.

- 5) During Construction of the development, no obstruction shall be caused on any public road and to reinstate damage to any public road and other public or private infrastructure/structure arising from implementation of the development permission.

Reason: To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with Planning Policy IZ 1(g).

- 6) All works are to be carried out in an appropriate manner (good craftsmanship) and all proposed materials to be used shall have due consideration to the restrictions associated with Built Heritage Buildings in the Jamestown Conservation area and approved by the Chief Planning Officer.

Reason: To ensure that the proposed work are carried out in line with LDCP BH 1, 2, 3 & 5.

- 7) Any **External Lights** shall be designed and sited so that they do not emit light at or above the horizontal and the light source shall not be visible beyond the site boundaries.

Reason: To protect the Dark Skies status of St Helena in accordance with LDCP Policy E8.

- 8) The **Colour of Roofs** shall be dark slate grey.

Reason: To blend the building into the landscape, in accordance with the Adopted Policy on Colour of Roofing Materials.

- 9) The proposed Development shall not be occupied until its Foul Drains (to include both black & grey water) have been connected to the existing communal system. All pipework to be laid underground unless otherwise agreed with the Chief Planning Officer.

Reason: To avoid creating pollution and to accord with LDCP policies SD1 and SD7.

- 10) Occupation of the development is not permitted until it is adequately served by a potable water supply, adequate energy supply as well as being connected to an approved sewerage system. Also an approved system for the catchment and disposal of chemicals and Laboratory Specimens is put in place, together with emergency measures for accidental spillages.

Reason: To accord with LDCP Policies IZ1, SD1, RT7 and W3.

- 11) No Roof Water or other Surface Water shall be connected to or directed to any foul drain. Roof water shall be piped to storage tanks of minimum capacity 450 litres with overflow piped to landscaped areas.

Reason: To conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP Policy SD1.

- 12) Stormwater should be managed on site and not allowed onto the public roadway or neighbouring properties.

Reason: To protect public and private amenity and accord with Development Plan Policy SD1.

Further Advisory:

- a) Please ensure to select modest wall-colours (such as earthy tones, etc.) and natural external finishing (such as stone, wood) that will blend in with the natural and/or surrounding built environment.
- b) Application required for electricity from Connect St Helena Ltd

Right of Appeal: If you are aggrieved by this decision you may, within 28 days of the date of this Notice, appeal to the Land Development Appeals Tribunal, with payment of a fee of £150, addressed to the Clerk of the Tribunal, using the prescribed form which is available from this office.

Please note that the LDCA, Planning and Building Control Division nor any of its employees warrant the accuracy of the information or accept any liability whatsoever neither for any error or omission nor for any loss or damage arising from interpretation or use of the information supplied by your Designer/Contractor.

Following perusal of the Chief Planning Officer's Handling Report and considering the rationale for the recommendations during their first and second meeting on the 27th March 2019 and 1st of May 2019 respectively:

The Land Development Control Authority confirms that they are in agreement with the recommendations made by the Chief Planning Officer, to grant Approval-in-Full to sensitively and creatively alter the Freight Terminal building internally and externally in order to enable the building to be functional and fit-for-purpose for the future.

The Authority agreed that alterations and extensions to the exterior be minimal and remain in keeping with the age of the building. It is noted that the proposed balconies as indicated on the Plans need to be minimalistic, but functional, so as not to detract from the façade of the building.

Yours sincerely

Karen Isaac

Secretary on behalf of the Land Development Control Authority
cc: Chairperson, Land Development Control Authority

Environment, Natural Resources & Planning Directorate, Scotland and Essex House Offices, St Helena Government
Island of St Helena, South Atlantic Ocean, STHL 1ZZ
Scotland Office: Telephone: + (290) 24724 Facsimile: + (290) 24603
Essex House: Telephone: + (290) 22270 Facsimile: + (290) 22454 Email: karen-isaac@enrd.gov.sh